

CITY OF MENASHA
Plan Commission
Council Chambers, 3rd Floor City Hall – 140 Main Street
September 25, 2007
DRAFT MINUTES

I. CALL TO ORDER

- A. Mayor Laux called the meeting to order at 3:30 p.m.

II. ROLL CALL/EXCUSED ABSENCES

- A. PLAN COMMISSION MEMBERS PRESENT: Mayor Laux, DPW Radtke, Ald. Merkes, and Commissioners Sturm, Schmidt, and Cruickshank.

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sanders

OTHERS PRESENT: CDD Keil, AP Beckendorf, Ald. Eric Hendricks, Steve Andrysczyk, Pastor Mike Huff, Wil Kottler, Bob Acord, and Lonnie Pichler.

III. MINUTES TO APPROVE-MINUTES & COMMUNICATES TO RECEIVE

A. **Minutes to approve:**

Comm. Schmidt made a motion to approve the minutes of the September 25, 2007 Plan Commission Meeting. The motion was seconded by Comm. Sturm. The motion carried.

IV. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE CITY

Five (5) minute time limit for each person

- A. No one spoke.

V. DISCUSSION

A. **Building Material Requirements for Existing Buildings**

- CDD Keil outlined staff thoughts on the need to make a distinction between buildings that were constructed before the effective date of the current ordinance and those that were constructed after.
- Staff recommendations would allow for existing buildings constructed before the effective date of the current ordinance to:
 - Replace façade materials with like materials, meeting minimum quality standards
 - Replace façade materials with alternate materials – list of materials and minimum quality standards to be provided for in the ordinance language
 - Architectural detailing such as color, banding, awnings, EIFS shall be incorporated in all building elevations.
- Commissioners discussed the following:
 - Intent of the existing ordinance.
 - The capacity for some buildings to support masonry.
 - Location differences.

B. **Payday Loan/Pawnshop Spacing**

- CDD Keil described the City of Racine's ordinance which requires minimum spacing between these types of establishments.
- Commissioners discussed the following:
 - Being proactive to avoid a concentration.
 - Engaging charitable organizations in programs that serve those that patronize payday loan/pawnshop establishments.

C. **Conceptual PUD Plan – W65491 Manitowoc Road**

- CDD Keil introduced two proposals – a 3-lot proposal and a 5-lot proposal.
- Commissioners discussed the following:

- Preference for the 5-lot proposal
- Road configuration and width
- PUD status
- Officially mapping a street network

VI. ACTION ITEMS

A. Certified Survey Map – Brighton Drive

- Commissioners discussed the following:
 - Access to Brighton Drive
 - Environmental concerns

Comm. Sturm made and Comm. Cruickshank seconded a motion to recommend approval of the Brighton Drive CSM. The motion carried.

VII. ADJOURNMENT

- A. Comm. Schmidt made a motion to adjourn at 6:08 p.m. DPW Radtke seconded the motion. The motion carried.